142.0	0002	0015.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 841,600 / 841,600
					USE VALUE: 841,600 / 841,600
					ASSESSED: 841,600 / 841,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLIVEIRA JASON H & JURGITA G
Owner 2:	
Owner 3:	
Street 1:	78 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAIRD PETER J/SHAUNNA F -
Owner 2:	-
Street 1:	78 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1660 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5047.000	384,500		457,100	841,600
Total Card	0.116	384,500		457,100	841,600
Total Parcel	0.116	384,500		457,100	841,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.14 /Parcel: 507.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91484

GIS Ref

GIS Ref

Insp Date 06/15/18

!10977!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	384,500	0	5,047.	457,100	841,600		Year end	12/23/2021
2021	101	FV	372,700	0	5,047.	457,100	829,800		Year End Roll	12/10/2020
2020	101	FV	372,700	0	5,047.	457,100	829,800	829,800	Year End Roll	12/18/2019
2019	101	FV	289,700	0	5,047.	428,600	718,300	718,300	Year End Roll	1/3/2019
2018	101	FV	310,100	0	5,047.	354,300	664,400	664,400	Year End Roll	12/20/2017
2017	101	FV	310,100	0	5,047.	325,700	635,800	635,800	Year End Roll	1/3/2017
2016	101	FV	310,100	0	5,047.	297,100	607,200	607,200	Year End	1/4/2016
2015	101	FV	288,700	0	5,047.	291,400	580,100	580,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:41:44

LAST REV

Date	Time
11/10/21	10:53:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10977

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAIRD PETER J/S	78638-260	1	9/7/2021		1,206,000	No	No		
CATERINO DANIEL	49769-411		7/13/2007		572,000	No	No		
HOLLEY PAUL R &	45511-184		6/30/2005		592,500	No	No		
	13998-385		6/1/1980		64,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/1997	41		2,500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
6/15/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Inspected	163	PATRIOT
2/2/2009	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
12/13/2005	MLS	HC	Helen Chinal
12/15/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5047		Sq. Ft.	Site		0	80.	1.13	9									457,129						457,100	

Total AC/HA:	0.11586	Total SF/SM:	5047	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total: 457,129	Spl Credit	Total: 457,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	76433
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403029
Depreciation:	18539
Depreciated Total:	384490

COMMENTS

646-3892 OF=SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

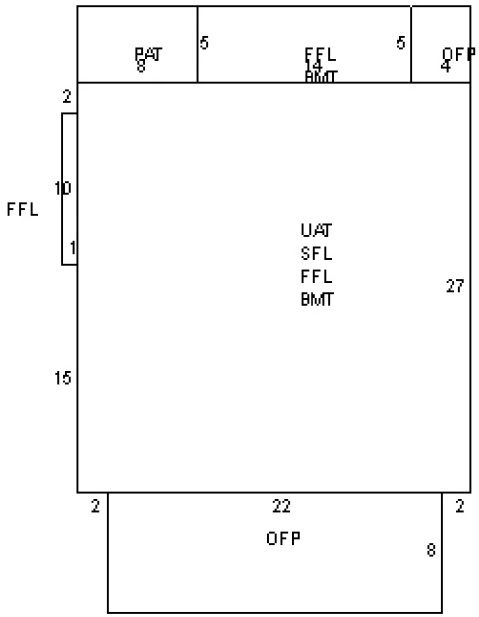
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	144.12
Final Total:	384500	Val/Su SzAd	259.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	782	173.730	135,855
BMT	Basement	772	52.120	40,235
SFL	Second Floor	702	173.730	121,957
OFP	Open Porch	196	24.670	4,835
UAT	Upper Attic	176	133.770	23,477
PAT	Patio	40	5.940	238
	Net Sketched Area:	2,668	Total:	326,597
Size Ad	1484	Gross Area	3194	FinArea 1660

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

142.0-0002-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: